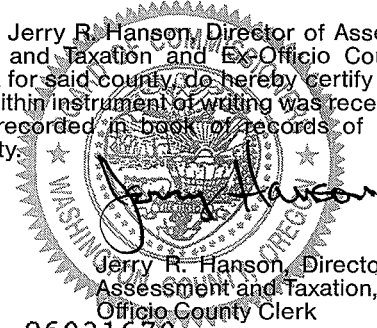


STATE OF OREGON
County of Washington

} SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 96031670
Rect: 162295 53.00
04/10/1996 02:20:27PM

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HO
8
C

SPECIAL WARRANTY DEED

Mark C. Hughes and Kimberly L. Hughes and

KNOW ALL MEN BY THESE PRESENTS, That the Janine M. Jensen, Trustee and Majorie L. King, hereinafter called the grantor, has been informed of his/her right to receive just compensation based on an approved appraisal for this right-of-way, the grantor hereby waives this right and elects to donate to City of Sherwood a political subdivision of the State of Oregon, hereinafter called the grantee, does hereby donate and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit: See Attached "Exhibit A", made a part hereof.

CHICAGO
W/40179

FOR PUBLIC ROADWAY PURPOSES

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

To Have and to Hold the same unto said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS DOCUMENT IS BEING RE-RECORDED TO ADD ADDITIONAL GRANTORS NAMES ON DOCUMENT PREVIOUSLY RECORDED AUGUST 7, 1995 AS FEE #95054640.

RETURN TO:
City of Sherwood
90 NW Park st
Sherwood, OR 97140

In Witness Whereof, the grantor has executed this instrument this 31st day of July, 1995 ;

If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Janine Jensen
Trustee for Majorie L. King, Janine Jensen

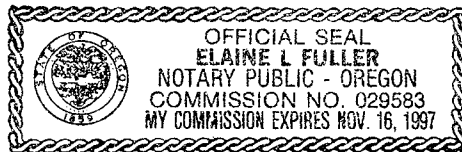
STATE OF OREGON)
County of ~~Washington~~) ss.
Lane)

This instrument was acknowledged before me on July 31st, 1995 by Janine Jensen.

Before me:
Elaine L. Fuller
Notary Public for Oregon

My commission expires: 11-16-97

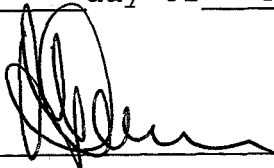
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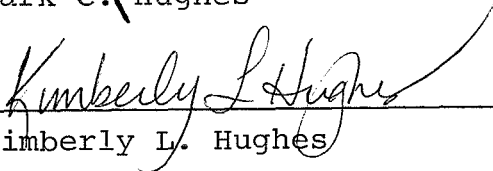
City of Sherwood
~~Attn: Ron Hudson~~
~~540 NW Washington St~~ 90 NW Park Street
Sherwood, Oregon 97140

Accepted by the City of Sherwood by: Larry D. Cole
Larry D. Cole, City Manager

In Witness Whereof, the grantor has executed this instrument this
9th day of April, 1996



Mark C. Hughes



Kimberly L. Hughes

STATE OF OREGON,

County of Washington

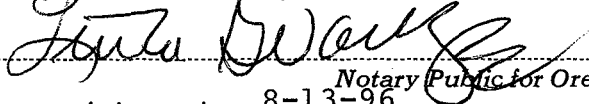
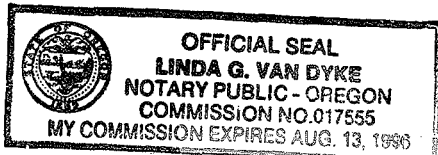
} ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 9th day of April, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Mark C. Hughes and Kimberly L. Hughes

known to me to be the identical individual(s) described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Notary Public for Oregon

My commission expires 8-13-96

SHWX0040
7/17/95
D.A.H.

A portion of a tract of land in the Northwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to deed to Mark C. Hughes and Kimberly L. Hughes, husband and wife, recorded at Document 93038490, May 17, 1993, Washington County Deed Records, said tract being more particularly described as follows:

Said portion being that portion of the above tract of land lying East of a line 30.00 feet West of the following described centerline:

DEA

The centerline of S.W. Sherwood Boulevard as it is described in Book 861, page 655 and depicted on P.S. 25804: Commencing at a found 3-1/4" aluminum disk at the 1/4 corner between Sections 31 and 32, Township 2 South, Range 1 West W.M.; thence South 89° 53' 04" East 1,309.97 feet to the TRUE POINT OF BEGINNING; thence South 1° 30' 46" East 591.82 feet to a found railroad spike; thence South 00° 41' 25" East 728.88 feet to a found 5/8" iron rod at the centerline intersection of S.W. Sherwood Boulevard and S.W. Sunset Boulevard and the terminus, which bears North 44° 13' 55" East 1,846.78 of a 1-1/2" Iron pipe in a monument box at the Southwest corner of said Section 32.

The parcel of land to which this description applies contains 796 square feet (.018 acres), more or less.

Basis of bearing: County Survey No. 25804.

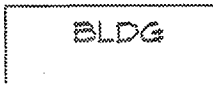
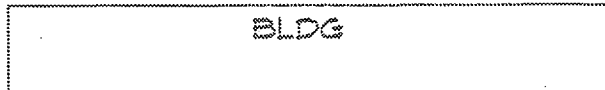
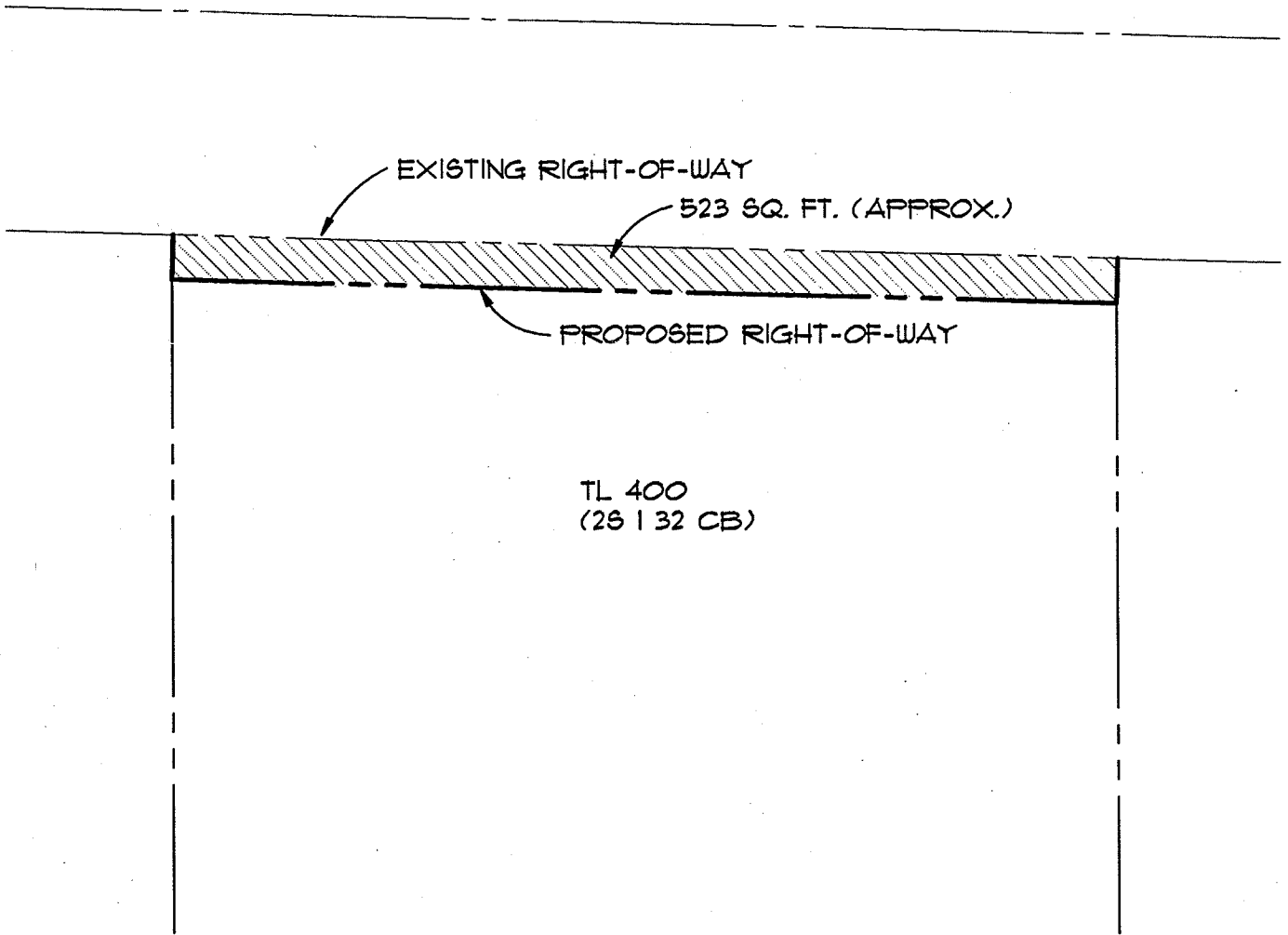
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(TL 400 & 500 2S1 32CB)

DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4830
(503) 223-6663 FAX (503) 223-2701

45

SOUTH SHERWOOD BOULEVARD



DAVID EVANS AND ASSOCIATES, INC.
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4802
(503) 223-8683

PROJECT

CITY OF SHERWOOD

TITLE

TAX LOT 400

FILE

SHUX0042

DRAWN BY

PAC

DESIGN BY

DHG

SCALE

1" = 20'

DATE

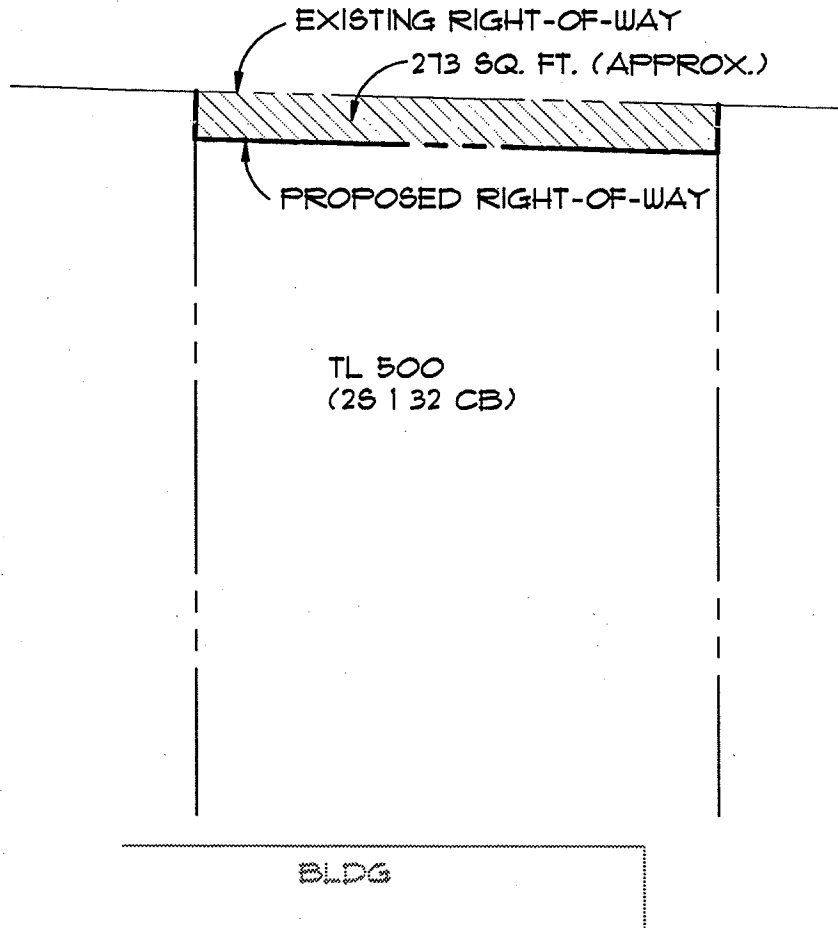
5-4-95

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SHEET

2

SOUTH SHERWOOD BOULEVARD



DAVID EVANS AND ASSOCIATES, INC.
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4802
(503) 223-8683

PROJECT

CITY OF SHERWOOD

TITLE

TAX LOT 500

FILE

SHUX0042

DRAWN BY

FAC

DESIGN BY

DHG

SCALE

1" = 20'

DATE

5-4-95

67

SHEET

3

SHWX0040
7/17/95
D.A.H.

A portion of a tract of land in the Northwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to Mark C. Hughes and Kimberly L. Hughes, husband and wife, recorded at Document 93038492, May 17, 1993, Washington County Deed Records, said tract being more particularly described as follows:

Said portion being that portion of the above tract of land lying East of a line 30.00 feet West of the following described centerline:

DEA

The centerline of S.W. Sherwood Boulevard as it is described in Book 861, page 655 and depicted on P.S. 25804: Commencing at a found 3-1/4" aluminum disk at the 1/4 corner between Sections 31 and 32, Township 2 South, Range 1 West W.M.; thence South 89° 53' 04" East 1,309.97 feet to the TRUE POINT OF BEGINNING; thence South 1° 30' 46" East 591.82 feet to a found railroad spike; thence South 00° 41' 25" East 728.88 feet to a found 5/8" iron rod at the centerline intersection of S.W. Sherwood Boulevard and S.W. Sunset Boulevard and the terminus, which bears North 44° 13' 55" East 1,846.78 of a 1-1/2" Iron pipe in a monument box at the Southwest corner of said Section 32.

The parcel of land to which this description applies contains 250 square feet (.006 acres), more or less.

Basis of bearing: County Survey No. 25804.

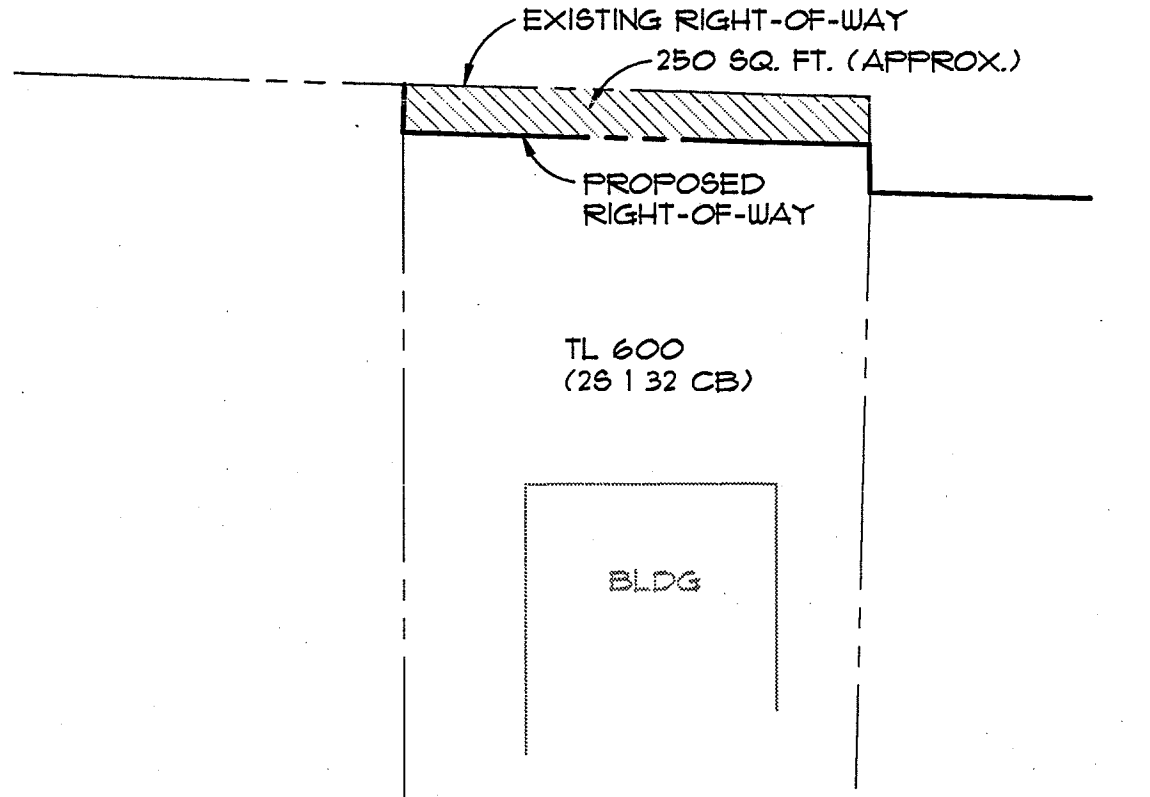
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(TL 600 2S1 32CB)

DAVID EVANS AND ASSOCIATES, INC.
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PORTLAND, OREGON 97201-4830
(503) 223-6663 FAX (503) 223-2701

78

SOUTH SHERWOOD BOULEVARD



DAVID EVANS AND ASSOCIATES, INC.
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4802
(503) 223-8663

PROJECT

CITY OF SHERWOOD

TITLE

TAX LOT 600

FILE

SHWX0042

DRAWN BY

PAC

DESIGN BY

DHG

SCALE

1" = 20'

DATE

5-4-95

82

SHEET

4